

**TO LET**

## **INDUSTRIAL UNIT WITH EXTERNAL YARD**

4 ST MARY'S ROAD, LEAMINGTON SPA CV31 1PR



**3,439 SQ FT (320 SQ M) GIA**

- Mid-terrace industrial unit
- Secure yard area
- Parking
- Royal Leamington Spa location

## Location

The property is located on Sydenham Industrial Estate and is situated approx 0.6 miles from Royal Leamington Town Centre. There are multiple points of access to St Mary's Road including Radford Road and Sydenham Drive.

## Description

The property sits amongst a row of seven similar industrial units and benefits from a rear loading area and ungated parking area.

The unit itself is steel portal frame construction with part brick and part steel clad fascia. Internally, there is an entrance lobby, meeting room, two W.C's and a kitchenette, beyond this there are three open plan offices followed up by a work bay which is broken down into two light industrial areas.

There is also the benefit of a good size mezzanine providing first floor office accommodation and storage. A roller shuttered loading bay is positioned to the rear of the property measuring 13.67 ft high x 12 ft wide. The unit provides a max eaves height of circa 14ft -18ft depending on the point of measurement.

## Accommodation

|                   | sq m          | sq ft        |
|-------------------|---------------|--------------|
| Ground Floor      | 283.64        | 3,053        |
| First Floor       | 35.90         | 386          |
| <b>TOTAL GIA:</b> | <b>320.00</b> | <b>3,439</b> |

## Rent

**£32,000 per annum exclusive**

## VAT

All figures are exclusive of VAT which is applicable.

## Rates

Rateable Value: £25,500

## Services

We understand electricity, mains water and drainage are available to the site.

### Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Energy Rating

E-125. EPC available upon request.

## Legal Fees

Each party to bear their own legal costs incurred.

## Anti Money Laundering

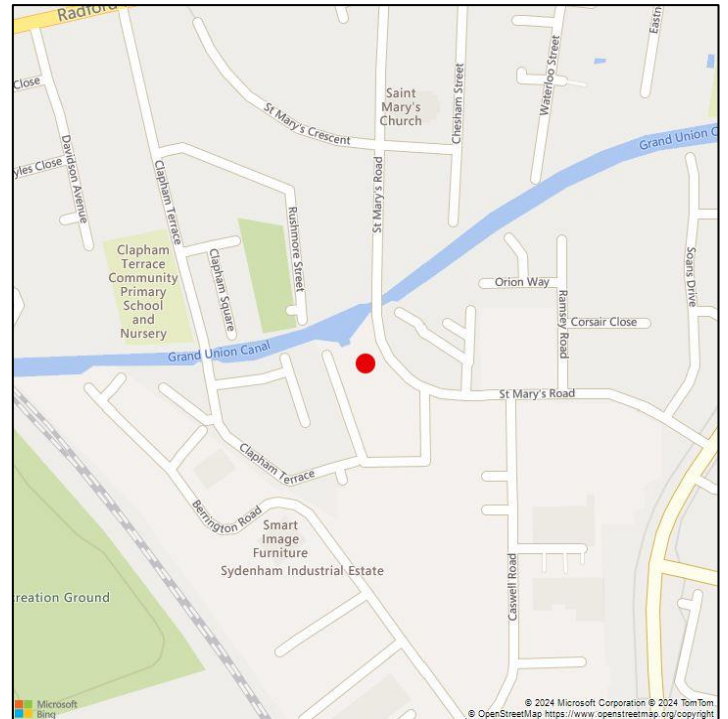
The successful applicant will be required to provide two forms of ID to satisfy AML protocols.

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**  
**EDWARD JENKINSON**

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